



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Barbara A. Lee, Director
5796 Corporate Avenue
Cypress, California 90630



Edmund G. Brown Jr.
Governor

November 15, 2017

Noemi Emeric-Ford
Regional Brownfields Coordinator
United States Environmental Protection Agency, Region 9
75 Hawthorne Street, SFD6-1
San Francisco, California 94105

CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY (CAL/EPA) DEPARTMENT OF TOXIC SUBSTANCES CONTROL (DTSC) COMMUNITY-WIDE ASSESSMENT GRANT APPLICATION – UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA) FISCAL YEAR (FY) 18 BROWNFIELDS ASSESSMENT GRANT

Dear Ms. Emeric-Ford,

California Environmental Protection Agency's (Cal/EPA's) Department of Toxic Substances Control (DTSC) is one of the primary environmental regulatory agencies in California, with the mission to protect California's people and environment from harmful effects of toxic substances by restoring contaminated resources, enforcing hazardous waste laws, reducing hazardous waste generation, and encouraging the manufacture of chemically safer products.

This Community-Wide Assessment Grant application is proposed for underserved neighborhoods in southern and eastern San Diego area, including National City, Chula Vista and Vista, along with the Promise Zones in San Diego designated by the United States Department of Housing and Urban Development (HUD). These communities are riddled with vacant brownfields and blight, exacerbating health and safety concerns. In response to the recent state of emergency in Northern California areas affected by wildfires in October 2017, the Community-Wide Assessment Grant may also be used by DTSC to support recovery efforts in Sonoma County.

CalEnviroScreen is a screening methodology, developed by the Cal/EPA Office of Environmental Health Hazard Assessment, used to help identify California communities that are disproportionately burdened by multiple sources of pollution. The San Diego Promise Zones is in the top 5% statewide of CalEnviroScreen scores for a community with the highest cumulative pollution burden, National City is in the 91st-95th percentile, and Vista is in the 56th-60th percentile. High scoring areas will be targeted for assessments. Additionally, DTSC's EnviroStor database has over 50 sites listed as inactive, requiring action or evaluation, in the target communities. Similarly, the California State Water Resources Control Board's GeoTracker database has over 15 sites listed as inactive. Sites will also be identified by community partners to ensure that the community is represented and engaged. These sites will be prioritized through the assessment process.

The goal is to conduct assessments and leverage community partnerships to ensure that sites included in the grant are eventually repurposed for their highest and best use. DTSC has developed an internship program with the University of California Irvine (UCI) to track the progress of sites included in DTSC's Targeted Site Investigation program under the CERCLA Section 128(a) State and Tribal Response Program grant, and DTSC's existing Brownfields Community-Wide Grant. Any site included in the new Community-Wide Assessment will also be included in this long-term follow-up process in order to track the effectiveness of the assessment, and to determine if additional grant/loan support is required for brownfields redevelopment to occur. DTSC is committed to provide continued support as a long-term stakeholder of these underserved communities.


Through working partnerships with the UCI, National City, City of Vista, and the City of Chula Vista with the Promise Zone initiative in San Diego, DTSC will utilize grant funds to address environmental impacts, financing, and resources.

Information specifically requested in the proposal guidelines is provided below:

a. <u>Applicant Identification</u> State of California California Environmental Protection Agency Department of Toxic Substances Control P.O. Box 806 Sacramento, California 95812-0806	e. <u>Contacts – Project Director</u> Maryam Tasnif-Abbasi, Brownfields Coordinator 5796 Corporate Avenue Cypress, California 90630 714-484-5489, Maryam.Tasnif-Abbasi@dtsc.ca.gov
b. <u>Funding Requested</u> i) Grant Type: Assessment ii) Assessment Grant Type: Community-wide iii) Contamination: Both, \$200,000 Hazardous Substances and \$100,000 Petroleum	<u>Contacts - Chief Executive/Highest Ranking Elected Official</u> Barbara Lee, Director 1001 I Street, 25 th Floor Sacramento, California 95814 916-322-0504, Barbara.Lee@dtsc.ca.gov
c. <u>Location</u> Southern and eastern San Diego County, including National City, Chula Vista, City of Vista; and HUD Promise Zones in San Diego	f. <u>Population</u> – Jurisdiction does not include counties experiencing persistent poverty. California: 38,421,464 Population of the target area, including Chula Vista, National City, Vista, and the San Diego Promise Zone, is 492,144.
d. <u>Property Information for Site-Specific Proposals</u> Not applicable.	g. <u>Regional Priorities Form/Other Factors Checklist</u> Attached. h. <u>Letter from State or Tribal Environmental Authority</u> Not applicable.

On behalf of DTSC, thank you for your consideration of DTSC's Community-Wide Assessment Grant application. Please contact me at (714)484-5321 or mohsen.nazemi@dtsc.ca.gov, if you have any questions or need any additional information.

Sincerely,


Mohsen Nazemi, M.S., P.E.
Deputy Director, Site Mitigation and Restoration Program
Department of Toxic Substances Control

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: California Environmental Protection Agency (Cal/EPA)
Department of Toxic Substances Control (DTSC)

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Leveraging New/Expanded Transit Investments to Reduce Air Pollution

Supporting Resilient Communities

Page Number(s): Transit - pages 4, 8, 11, 13, 14. Resilient Communities (wildfire areas) - pages 1, 3, 4, 13, 14

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	NA
The jurisdiction is located within, or includes, a county experiencing “persistent poverty” where 20% or more of its population has lived in poverty over the past 30 years, as measured by the 1990 and 2000 decennial censuses and the most recent Small Area Income and Poverty Estimates.	NA
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	NA
Target brownfield sites are impacted by mine-scarred land.	NA
Project is primarily focusing on Phase II assessments.	8, 9, 10, 11
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion, by identifying in the proposal the amounts and contributors of resources and including documentation that ties directly to the project.	11, 12
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	NA

1. Community Need

1.a Target Area and Brownfields

1.a.i Community and Target Area Descriptions

The Community-Wide Assessment Grant will be used to address issues across the State of California, with a focus on underserved neighborhoods in western San Diego County, including Chula Vista, National City, Vista, and the San Diego Promise Zone designated by the U.S. Department of Housing and Urban Development. In these communities, historical development has resulted in incompatible land uses, industry intermingled with residential and other sensitive uses, such as schools, day care facilities, and health care facilities. The shift of industries to other countries and decline of business due to economic downturn have resulted in brownfields from old industry intermingled with residential and sensitive uses. As such, these disadvantaged communities carry a disproportionately higher pollution burden. Additionally, vacant structures and underutilized parcels attract criminal activity, which becomes a safety issue that hinders community development. Evaluation or action is needed for these sites to reduce pollution burden and improve community safety that ultimately leads to healthier communities.

In response to the recent state of emergency in Northern California areas affected by wildfires in October 2017, the grant may also be used to support recovery efforts for those areas, including Butte, Lake, Napa, Mendocino, Nevada, Solano, Sonoma, and Yuba counties. Since the start of the October 8th Fire Siege, the California Department of Forestry and Fire Protection (CAL FIRE) responded to 250 new wildfires. At the peak, there were 21 major wildfires that, in total, burned over 245,000 acres; 11,000 firefighters battled the destructive fires that forced 100,000 people to evacuate, destroyed an estimated 8,400 structures, and sadly, took the lives of 42 people. The intent is to support Governor Brown's executive orders to facilitate mitigation of the fires' effects and environmental restoration of the affected areas.

This grant may also help bridge the gap in funding for the Department of Toxic Substances Control (DTSC) Targeted Site Investigation (TSI) program, under the U.S. Environmental Protection Agency (EPA) Comprehensive Environmental Response, Compensation, and Liability Section 128(a) State and Tribal Response Program (SRP) Grant, which is modeled after the EPA Targeted Brownfields Assessment (TBA) grant.

Northern Counties: In October 2017, Governor Brown proclaimed a state of emergency to exist in Butte, Lake, Napa, Mendocino, Nevada, Solano, Sonoma, and Yuba counties resulting from numerous wildfires burning in those counties. These are the most devastating wildfires in California's history and will require immediate resources to assist in responding to, recovering from and mitigating the effects of these wildfires. Executive orders B-43-17 and B-44-17, recently signed by Governor Brown, allow qualified professionals at EPA and DTSC to assist state and local officials in immediately removing visible hazardous debris (batteries, flammable liquids, asbestos siding, paint and pipe insulation) from burned homes and businesses. Removing these hazards helps protect public health and the environment and allows residents and cleanup crews to safely enter properties and continue long-term recovery efforts. DTSC recognizes that brownfields support will be imperative after immediate needs are fulfilled, and this grant may be able to support communities with severe needs.

Chula Vista: The City of Chula Vista, incorporated in October 1911, is located in the busiest land border crossing in the country, between downtown San Diego and Tijuana. It has a population of 268,000 and covers 52 square miles. In the late 1800s, Chula Vista was primarily farmland and citrus orchards. In 1916, the Hercules Powder Co. built a kelp processing plant to extract acetone and potash to make an explosive known as cordite. The relocation of Rohr Aircraft Corporation to Chula Vista in 1941 brought a demand for housing that changed agricultural uses to residential with associated development. Chula Vista is comprised of a minority-majority based community with 58% Hispanic, with 12.5% of residents living in poverty. Although the City's poverty level is not as high as some neighboring communities, it shares similar

struggles with limited resources available to address blight and encourage the level of redevelopment required to address the economic and environmental needs of citizens. The City of Chula Vista has underutilized vacant brownfields properties with a history of environmental contamination in the area covered by the Chula Vista Bayfront Master Plan. This grant will help support this joint effort by the City of Chula Vista, Port of San Diego, and Pacifica Companies, to transform the Chula Vista waterfront into a world-class destination for residents and visitors.

National City: National City is approximately five miles south of downtown San Diego and 11 miles north of the Mexican Border. The City is comprised of 9.2 square miles that is fully developed. National City has a history of agricultural and industrial activities. After World War II, industrial uses were permitted in the Westside residential area, also known as Old Town, to encourage economic development. This created an area where industry (plating shops and other pollution-generating businesses) are adjacent to homes and schools. Impacts to residents continue to be detrimental; 2010 asthma hospitalization rates for children (0-17 years) were 122/100,000 compared to a county rate of 87. National City focused on resolving these incompatible land uses and made some progress with the help of grants from EPA and DTSC. The City wishes to continue to resolve incompatible land uses that continue to negatively impact residents in the Westside area of National City.

Vista: The City of Vista is located about seven miles inland from the coast and 40 miles north of downtown San Diego. It encompasses 19 square miles. Vista was an important packing and shipping center. Vista's old downtown area, along South Santa Fe Avenue, from Main Street to Civic Center Drive, was historically home to auto repair shops and gas stations. As industry shifted to other countries and small businesses were forced to close due to economic hardship, these brownfields were left dormant. For over 25 years, this has been an underutilized, blighted area full of crime and related problems. With public input, Vista has refined their vision for this area into a comprehensive project, known as Paseo Santa Fe. With the help of EPA grants, the City has been able to make significant progress toward their vision to revitalize this area with living spaces over retail and restaurants. The City would like to build on its success and continue redevelopment of the remaining parcels in Paseo Santa Fe.

San Diego Promise Zone: In 2013, President Obama created the Promise Zone initiative to reduce poverty by creating federal partnerships with communities. These communities are areas of high poverty, high population density, and mixed uses which results in a population within close-proximity to, disproportionately impacted by, and susceptible to the effects of brownfields, including vagrancy and crime associated with dormant properties and pollution from former industrial uses. The San Diego Promise Zone consists of three of the area's most economically disadvantaged neighborhoods, including Barrio Logan, Southeastern San Diego, and Encanto Neighborhoods. These neighborhoods are characterized by high unemployment, low educational attainment, insufficient access to healthy food, concentrated poverty, rising crime, along with a lack of affordable housing. The goals of the San Diego Promise Zone are to create jobs, improve economic activity, reduce violent crime, expand educational opportunities, improve access to affordable housing, promote health, and improve access to healthcare.

1.a. ii. Demographic Information and Indicators of Need

INDICATOR	CITY OF CHULA VISTA	CITY OF NATIONAL CITY	CITY OF VISTA	SAN DIEGO PROMISE ZONE	CITY OF SAN DIEGO	COUNTY OF SAN DIEGO	CALIFORNIA	NATIONAL
Population	257,296 ¹	60,043 ¹	97,564 ¹	77,241 ³	1,359,791 ¹	3,223,096 ¹	38,421,464 ¹	316,127,513 ¹
Unemployment	10.4% ¹	11.2% ¹	6.5% ¹	15.61% ³	8.5% ¹	8.7% ¹	9.9% ¹	8.3% ¹
Poverty rate	12.5% ¹	24.5% ¹	17.8% ¹	39.06% ³	15.4% ¹	14.5% ¹	16.3% ¹	15.5% ¹
Percent minority	80.8% ²	89.6% ²	58.0% ²	Refer to City of San Diego for these indicators	57.0% ²	52.9% ²	61.3% ²	37.8% ²
Median household income	\$65,185 ¹	\$41,437 ¹	\$50,601 ¹		\$66,116 ¹	\$64,309 ¹	\$61,818 ¹	\$53,889 ¹
Children under 18 years in	19.0% ¹	34.3% ¹	24.0% ¹		21.7% ¹	20.4% ¹	26.6% ¹	28.2% ¹

households with public assistance in the past 12 months							
Educational attainment – percent high school graduate or higher	80.9% ¹	72.3% ¹	76.9% ¹	87.3% ¹	86.0% ¹	81.8% ¹	86.7% ¹
Mean travel time to work (minutes)	27.5 ¹	25.9 ¹	23.5 ¹	23.2 ¹	25.0 ¹	28.0 ¹	25.9 ¹
No health insurance coverage	13.8% ¹	26.3% ¹	19.4% ¹	14.1% ¹	14.1% ¹	14.7% ¹	13.0% ¹
Foreign born	30.8% ¹	40.8% ¹	24.2% ¹	26.6% ¹	23.5% ¹	27.0% ¹	13.2% ¹
Renter-occupied housing units	41.7% ¹	69.3% ¹	52.1% ¹	53.1% ¹	47.1% ¹	45.7% ¹	36.1% ¹

¹ Data are from the 2011-2015 American Community Survey 5-Year Estimates available on American FactFinder at

https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml.

² Data are from the 2011-2015 American Community Survey 5-Year Estimates available on American FactFinder at

https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml. Percent minority is derived from the Hispanic Or Latino And Race population table (i.e., the sum of the Hispanic or Latino (of any race), Black of African American alone, American Indian and Alaska Native alone, Asian alone, Native Hawaiian and Other Pacific Islander alone, Some other race alone and two or more races percentages).

³ Data are from the June 2016 San Diego Promise Zone Fact Sheet at https://www.hud.gov/sites/documents/SAN-DIEGO_ZONE_3RD.PDF.

1.a.iii. Description of Brownfields

Northern Counties: Due to widespread destruction of the wildfires, the current focus is to remove visible hazardous debris to protect public health and the environment and allow residents and cleanup crews to more safely enter properties and continue the long-term recovery efforts. Brownfields support will be imperative after immediate needs are met. Contaminants may include toxic ash and other contaminants from impacted sites that may be a result of rain and surface water transport.

Chula Vista: Chula Vista's Long-Range Property Management Plan includes seven properties with a history of environmental contamination, studies, and/or remediation, within the Chula Vista Bayfront Master Plan area. As an example of a brownfield site, two contiguous properties (Sites 2 and 3), located west of Interstate 5 and north of E St. at Bay Boulevard, are being considered for development as one site. This site was historically used for heavy industrial operations, including steel manufacturing and automobile salvaging, and has been vacant since the early 1990s. The site may be contaminated with burn ash. Contaminants may include metals, petroleum hydrocarbons, volatile organic compounds, semi-volatile organic compounds, dioxins, and furans. The site is located approximately 560 feet from the nearest residents.

National City: Incompatible land uses, industrial interspersed with residential on relatively small parcels, continue to negatively impact residents in the Westside. DTSC maintains a catalog of sites, EnviroStor, that have been addressed, are currently under oversight, or are lower priority backlog sites. EnviroStor has nine sites in National City that are inactive and require evaluation or action. Historical uses and diverse industrial activities have released contaminants into the environment, including, but not limited to, volatile organic compounds, semi-volatile organic compounds, pesticides, polychlorinated biphenyls, polycyclic aromatic hydrocarbons, heavy metals, dioxins and furans.

Vista: The Paseo Santa Fe corridor is an area with older building stock developed in the 1930s and 1940s and industrial, commercial and residential land use were commonly intermixed. There are several remaining vacant brownfields in the area that are former auto-related industries that may have released petroleum and hazardous substances, such as volatile organic compounds, metals, and acids/bases, to the environment. In many cases, these brownfields are located adjacent to residential properties.

San Diego Promise Zone: Within the Encanto Neighborhoods, the Jacobs Center for Neighborhood Innovation has been working, since 1995, to revitalize Southeastern San Diego in an area known as the

Diamond District. As an example brownfield site, the Southwest Village site is located east of the cul-de-sac at the end of Willie James Jones Avenue. This site was identified in 2012 “Brownfields Area-Wide Planning Action Plan for The Village at Market Creek,” prepared for the Jacobs Center for Neighborhood Innovation under EPA Grant No. TR-83490401. The site is currently vacant with two unoccupied residences. Based on the age of the structures, soil may be contaminated with lead-based paint and pesticides. Fill material and burn ash may also be present on site and could include contaminants such as metals, petroleum hydrocarbons, volatile organic compounds, semi-volatile organic compounds, dioxins, and furans. The site is located adjacent to residential units.

Additionally, DTSC maintains a database, known as EnviroStor, of sites that have been addressed, are currently under oversight, or are lower priority backlog sites. The California State Water Resources Control Board (SWRCB), another agency that oversees site cleanup, has a GeoTracker database to track sites that impact water quality. These websites include sites contaminated by hazardous substances and petroleum products. The target areas have several sites listed on both databases as needing further environmental assistance.

1.b. Welfare, Environmental, and Public Health Impacts

1.b.i. Welfare Impacts

Northern Counties: The recent wildfires have adversely affected the general welfare of the communities in the northern counties, access to community services has been cut off, and people have lost homes and businesses. Currently the focus is on removing debris, fulfilling basic needs, and preparing for winter rains and flash floods.

Chula Vista: Underutilized and vacant areas within Chula Vista Bayfront Master Plan area contribute to blight and safety concerns. Incomplete pedestrian, vehicle, bicycle, and transit links make mobility and access to community amenities and services difficult. Chula Vista is in the top 10% statewide of linguistic isolation and poverty. These characteristics contribute to difficulty accessing community services, financial assistance, and transportation services.

National City: Within the Westside area of National City, also known as Old Town, auto services, light manufacturing, and warehouses are interspersed throughout the residential community, resulting in community concerns related to traffic, parking, noise, air quality, and hazardous materials exposure. National City is in the top 5% statewide of linguistic isolation and poverty. These characteristics contribute to difficulty accessing community services, financial assistance, and transportation services.

Vista: For over 25 years, the Paseo Santa Fe corridor has been an underutilized, blighted area full of crime and related problems. Vista is in the top 5% statewide of linguistic isolation and poverty. These characteristics contribute to difficulty accessing community services, financial assistance, and transportation services.

San Diego Promise Zone: The San Diego Promise Zone is characterized by high unemployment, low educational attainment, insufficient access to healthy food, concentrated poverty, rising crime, along with a lack of affordable housing. The San Diego Promise Zone is in the top 5% statewide of linguistic isolation and poverty. These characteristics contribute to difficulty accessing community services, financial assistance, and transportation services.

1.b.ii. Cumulative Environmental Issues

Cumulative environmental issues for the Northern Counties are widespread due to the destruction of the wildfires. Authorities in the area are in panic mode preparing for a series of rains through the winter that may cause toxic ash and other contaminants from impacted sites to spread over land and run into rivers and the ocean.

Information from the CalEnviroScreen model can be used to identify cumulative environmental issues for the other target communities. CalEnviroScreen was developed to identify communities that are disproportionately burdened by multiple sources of pollution. A higher score indicates a population that

experiences higher pollution burden and vulnerability than those with lower scores. The percentile indicates how the score is ranked statewide. Scores were calculated by census tract. For this application, the highest percentile for an indicator within each city or Promise Zone is summarized in the following table.

- The percentile of the highest CalEnviroScreen score for the San Diego Promise Zone is 99.42, which indicates that the pollution burden and vulnerability is among the top 5% statewide.
- Chula Vista (88.31) and National City (87.55) are among the top 15% statewide.

The model includes two components representing pollution burden – exposures and environmental effects – and two components representing population characteristics – sensitive populations (e.g., in terms of health status and age) and socioeconomic factors. The average of each indicator was calculated to provide an idea of the most prevalent indicator for the target communities as a whole. As discussed in the following sections, percentiles can be used to indicate cumulative environmental issues and public health impacts.

CALENVIROSCREEN 3.0 INDICATORS – HIGHEST PERCENTILES FOR CENSUS TRACTS IN CITY/PROMISE ZONES

INDICATOR	CHULA VISTA	NATIONAL CITY	VISTA	SAN DIEGO PROMISE ZONE	AVERAGE
Percentiles in the top 20% statewide are highlighted					
PERCENTILE OF HIGHEST CALENVIROSCREEN SCORE	88.31 top 15% statewide	87.55 top 15% statewide	47.69	99.42 top 5% statewide	
POLLUTION BURDEN	81.80	94.66	76.76	95.81	
EXPOSURE INDICATORS					
OZONE	25.87	25.87	53.02	25.87	32.66
PM2.5	95.27	69.14	42.86	66.23	68.38
DIESEL	82.07	97.24	64.08	99.65	85.76
DRINKING WATER	49.11	31.81	53.67	33.93	42.13
PESTICIDES	53.15	0	96.19	0	37.34
TOXIC RELEASE	70.39	56.50	45.73	78.14	62.69
TRAFFIC	94.76	93.92	87.60	90.53	91.70
ENVIRONMENTAL EFFECT INDICATORS					
CLEANUP SITES	80.85	98.10	54.29	89.49	80.68
GROUNDWATER THREATS	97.68	99.67	61.45	99.55	89.59
HAZARDOUS WASTE	93.70	85.19	91.20	98.37	92.12
IMPAIRED WATER BODIES	71.61	63.17	80.63	97.26	78.17
SOLID WASTE	99.10	91.70	73.54	96.39	90.18
POPULATION CHARACTERISTICS	89.44	92.24	81.79	97.63	
SENSITIVE POPULATION INDICATORS					
ASTHMA	77.41	85.04	62.60	97.23	80.57
LOW BIRTH WEIGHT	88.34	88.62	84.34	93.13	88.61
CARDIOVASCULAR DISEASE	61.45	77.04	47.20	70.78	64.12
SOCIOECONOMIC INDICATORS					
EDUCATION	92.23	87.74	99.41	98.20	94.40
LINGUISTIC ISOLATION	93.05	95.88	99.47	97.03	96.36
POVERTY	96.35	92.61	96.22	99.02	96.05
UNEMPLOYMENT	94.89	92.85	64.73	97.33	87.45
HOUSING BURDEN	98.84	89.01	82.18	98.13	92.04

For the target communities, the most prevalent exposure indicators are diesel particulate matter and traffic density that point to cumulative environmental issues such as industry and congested highways. A *higher percentile indicates an increase potential human exposure to pollution sources.*

1. Diesel particulate matter: Diesel particulate matter occurs throughout the environment, but since major sources include trucks, buses, cars, ships, and locomotive engines, it is concentrated near ports, rail yards, and freeways. Exposure to diesel particulate matter has been shown to have

adverse health effects, such eye, throat and nose irritation, cardiovascular and pulmonary disease, and lung cancer. Three of the four target communities are in the top 20% statewide.

2. Traffic density: Traffic causes air pollution, particularly in urban areas, and contributes to the formation of photochemical smog. Health effects include heart and lung disease, cancer, and increased mortality. Three of the four target communities are in the top 20% statewide.

For the target communities, the most prevalent environmental effect indicators are hazardous waste, and solid waste. These suggest cumulative environmental issues, such as hazardous waste facilities and generators, and solid waste facilities. *A higher percentile indicates increased adverse environmental conditions caused by pollutants.*

1. Hazardous waste: This indicates the number of permitted hazardous waste facilities (treatment, storage, or disposal) and generators. All four target communities are in the top 20% statewide.
2. Solid waste: This is an indicator of the number of solid waste sites and facilities. Three of the four target communities are in the top 20% statewide.

1.b.iii. Cumulative Public Health Impacts

Individuals with impaired health, may have an increased sensitivity to pollutants. Pollution likely contributes to asthma, low birth weight, and heart disease. For the target communities, the sensitive population indicators, in the previous table, provide information on cumulative public health impacts:

1. Asthma: Asthma is a chronic lung disease that increases sensitivity to pollutants. Exposure to traffic and outdoor air pollutants, such as particulate matter, ozone, and diesel exhaust, can trigger an asthma attack. Children, elder, and low-income Californians suffer disproportionately from asthma. Asthma can increase susceptibility to respiratory diseases such as pneumonia and influenza. This indicator illustrates the rate of emergency department visits for asthma. Two of the four target communities are in the top 20% statewide;
2. Low birth weight: Children born weighing less than 5.5 pounds are classified as low birth weight. Risk factors for low birth weight include nutritional status, lack of prenatal care, stress, and maternal smoking. Studies also suggest links to environmental exposures to lead, air pollution, toxic air contaminants, traffic pollution, pesticides, and polychlorinated biphenyls. These children are at risk for chronic health conditions that may increase their sensitivity to environmental exposures after birth. All four target communities are in the top 20% statewide; and
3. Cardiovascular disease: Short term exposure to air pollution, specifically particulate matter, increases the risk for mortality shortly following a heart attack. There is strong evidence that air pollution contributes to cardiovascular morbidity and mortality. This indicator is based on age-adjusted rate of emergency department visits for heart attacks. Two of the four target communities are in the top 30% statewide.

For the target communities, the most prevalent socioeconomic indicators are linguistic isolation and poverty. Literature indicates an increased vulnerability of people of color and lower socioeconomic status to environmental pollutants. These socioeconomic indicators, in the previous table, provide an indication of impacts to the welfare of these communities. *A higher percentile indicates an increased vulnerability to pollutants.*

1. Linguistic Isolation: The inability to speak English can affect communication with service providers and the ability to perform daily activities. People with limited English skills are less likely to have regular medical care and are more likely to report difficulty getting medical information or advice than English speakers. Limited English proficiency may contribute to further ethnic and racial disparities in health status and disability. All four target communities are in the top 10% statewide.
2. Poverty: Numerous studies suggest that impoverished populations are more likely to experience adverse health effects when exposed to environmental pollution. Wealth influences health, since it affects living conditions, nutrition, occupation, access to health care, and access to other resources

that promote health. This is an indicator of the percent of the population living below two times the federal poverty level. All four target communities are in the top 10% statewide.

1.c. Financial Need

1.c.i. Economic Conditions

DTSC's Brownfields Program is funded through the Toxic Substances Control Account (TSCA), environmental fees assessed to California businesses, federal funding, and direct billing of project proponents. With consistent and ongoing cuts in all funding sources, DTSC has no additional financial resources to support the projects included in this grant application.

Aside from billing for voluntary actions and acquiring federal funding, DTSC's Brownfields Program relies primarily on TSCA for its expenses. DTSC was forced to cut over \$12 million from TSCA over the past few years, resulting in insufficient funds to address brownfields. DTSC's EPA State Response Program (SRP) Grant has been reduced from an annual allocation of \$1.5 million to roughly \$1 million. Under the SRP, the allocation for site-specific activities has declined to support infrastructure activities. DTSC has no additional financial resources to support the projects that will be conducted under the proposed grant.

On February 1, 2012, the state's 400 plus Redevelopment Agencies were dissolved, eliminating tax increment funds used by cities to address brownfields activities directly, including leveraging of DTSC and EPA funds. Through the dissolution process, the designated Successor Agencies lost staff and institutional knowledge, and are working with a fraction of previous resources. California cities have not recovered from these losses; most cities, including the five in this grant application have budgets that are already allocated to basic services. DTSC has been extending its expertise to bridge the knowledge gap in order to facilitate brownfields redevelopment.

1.c.ii. Economic Effects of Brownfields

Cities need to address the increasing number of vacant brownfields, not only because of the negative impact they have on the surrounding community, but because of the numerous costs they impose. Dormant brownfields strain the resources of local resources such as police, fire, building, and health departments, depreciate property values, reduce tax revenues, attract crime, and degrade the quality of life of residents. The longer a brownfield property remains vacant, the harder it becomes to attract developers to invest the funds required to address environmental needs. Through the grant, DTSC will create developer-friendly environmental information packages to encourage reinvestment in the target communities.

In terms of economic inequities, target communities are starkly different from the more affluent areas of Southern California. The example sites in Chula Vista and the San Diego Promise Zone provide an indication of underutilized parcels in the target communities. These underutilized parcels attract blight and represent lost opportunities due to blight-related issues, such as vagrancy and criminal activities.

2. Project Description and Feasibility of Success

2.a Project Description, Redevelopment Strategy, and Timing and Implementation

2.a.i Project Description and Alignment with Revitalization Plans

DTSC will use the grant funding to facilitate revitalization and redevelopment in the target communities, with consideration of existing local, revitalization, redevelopment, and general plans. Target communities were identified based on key characteristics of environmental justice areas, such as economic need and pollution burden. DTSC will select and prioritize sites where proposed redevelopment contributes to equitable development, environmental justice, and sustainable practices.

Northern Counties: DTSC will work directly with Sonoma County and other related agencies to obtain input and ensure that work under the grant will align with recovery plans and be consistent with Governor Brown's executive orders.

Chula Vista: In August 2005, the Board Port of Commissioners and the Chula Vista City Council each approved the proposed Chula Vista Bayfront Master Plan. Subsequently, the Chula Vista Bayfront Master

Plan was approved by the California Coastal Commission in August 2012. Brownfields assessment proposed under this grant directly aligns with the objectives of the Chula Vista Bayfront Master Plan that includes redeveloping underutilized and vacant areas in the City of Chula Vista. Redevelopment in Chula Vista is also guided by the following documents and will also be considered during implementation of the grant as sites are inventoried and selected: (1) General Plan, City of Chula Vista," adopted December 2005 and amended October 2015; (2) "Chula Vista Bayfront Local Coastal Program Land Use Plan, City of Chula Vista, California," approved by the City of Chula Vista in September 2012 and certified by the California Coastal Commission in May 2013; and (3) "Chula Vista Bayfront Local Coastal Program Amendment, Bayfront Specific Plan, City of Chula Vista, California," amended in August 2015.

National City: National City's General Plan Update, readopted in January 2012, includes land use and development policies to guide planning decisions. It takes into account the relationships among planning issues, diverse community needs, and realistic implementation. DTSC's use of funding for brownfields assessments in National City aligns with Goal S-8 of the General Plan, "The redevelopment of brownfields with appropriate uses that reduce safety hazards and enhance the character of the community." Specifically, grant funding will support Policy S-8.1 that intends to "Promote the clean-up and reuse of contaminated site and prioritize remediation and redevelopment of brownfield sites within and adjacent to residential and mixed-use areas." Additionally, the March 2010 Westside Specific Plan was developed to address concerns of the impact of incompatible land uses expressed by the community.

Vista: The City of Vista is collaborating with affordable housing developers, private developers and local community services to redevelop Paseo Santa Fe. The vision is to fill the area with retail/shops/restaurants topped with living spaces to revitalize the downtown area. The project began in May 2014 and the first phase was completed in early April 2016. Phases II is currently in construction and Phase III is in design phase. The City of Vista has a specific plan for downtown that focuses on the Paseo Santa Fe Corridor that will be considered during implementation of the grant, along with the General Plan adopted in 2012.

San Diego Promise Zone: The San Diego Promise Zone is using recent rezoning, vacant land along high traffic corridors, and existing public transit to bring economic vitality to the underserved communities in the zone. The San Diego Promise Zone includes areas in the communities of Barrio Logan, Southeastern San Diego, and Encanto Neighborhoods. The General Plan for the City of San Diego and respective Community/Land Use plans are used together to provide policies and recommendations for land use and will be considered during implementation of the grant as sites are inventoried and selected. The "City of San Diego General Plan," adopted by the City Council in March 2008, most recently amended in June 2015. The Community Plans that guide development within the San Diego Promise Zone are: (1) "Encanto Neighborhoods Community Plan," adopted by the San Diego City Council in November 2015; (2) The 2013 draft of the Barrio Logan Community Plan adopted by City Council in September 2013, but subsequently rescinded in 2014; the City is updating the Community Plan for the Barrio Logan community; however, the 1978 Barrio Logan Community Plan is the current version; and (3) "Southeastern San Diego Community Plan," adopted by the San Diego City Council in November 2015.

2.a.ii Redevelopment Strategy

The grant funds will primarily be used for Phase I and Phase II Environmental Site Assessments. DTSC will first refine the current Brownfields inventory for the target areas using CalEnviroScreen data, community concerns, and specific redevelopment plans. The current priority list will be adjusted based on information related to health and safety, an evaluation of redevelopment desirability, and likelihood of project implementation. Availability of funding, potential leveraging of resources, and existing funding allocation for construction will be considered in site selection for the grant. DTSC will establish an Advisory Board consisting of representatives from partner cities, non-profit organizations and community groups. Phase I and II ESAs will be the starting point for the redevelopment process, followed by cleanup planning, if needed. Upon completion of grant activities, the Voluntary Program will be used encourage parties to

clean-up contaminated properties by offering economic, liability, or efficiency incentives to ensure that these assessments will lead to redevelopment and revitalization. DTSC's Revolving Loan Fund (RLF) can provide loans/grants for clean-up.

2.a.iii Timing and Implementation

YR	QTR	TASK 1 COMMUNITY OUTREACH & INVOLVEMENT	TASK 2 SITE INVENTORY & SELECTION	TASK 3 ASSESSMENTS & CLEANUP PLANNING
1	1	<ul style="list-style-type: none"> – DTSC initiates development of Community Engagement Plan and engage with community partners. – DTSC initiates quarterly Advisory Board. 	DTSC initiates development of selection and screening criteria and update site prioritization, if needed.	DTSC initiates contracting process.
	2	DTSC develops community profiles and language/cultural nuances for optimal communication.	DTSC works with community partners to submit desired sites and develop area-wide conceptual site models.	DTSC obtains EPA approval of contracting process.
	3	DTSC refreshes community stakeholder list and identify partner agencies (cities, state health agencies, etc.).	DTSC reviews existing inventory, and request EPA approval for sites which meet selection criteria.	<ul style="list-style-type: none"> – DTSC prepares scope of work and estimated cost for contracting activities under the grant; and – DTSC negotiates and executes contract with pre-selected DTSC regional contractor that has met state requirements for contracting.
	4	DTSC shares Community Engagement Plan with stakeholders.	<ul style="list-style-type: none"> – DTSC receives additional inventory from contractor; and – DTSC reviews and requests EPA approval for sites which meet selection criteria. 	<ul style="list-style-type: none"> – Contractor prepares Master Sampling and Analysis Plan that includes all information that can be standardized for field work for sites selected under the grant; and – DTSC submits Master Sampling and Analysis Plan to EPA for approval.
2	1	<ul style="list-style-type: none"> – DTSC implements Community Engagement Plan, community meetings, trainings, and communication; and – DTSC obtains feedback on site inventory priorities. 	DTSC works with Advisory Board to select sites for Phase I or Phase II assessments or cleanup planning.	Contractor prepares/DTSC submits for EPA approval, Site-Specific Sampling and Analysis Plans for each site selected under the grant. Site-Specific Sampling and Analysis Plans will be used with the Master Sampling and Analysis Plan to guide work on sites.
	2	<ul style="list-style-type: none"> – DTSC implements Community Engagement Plan, community meetings, trainings, and communication; and DTSC obtains feedback on site inventory. 	DTSC determines if Phase I sites require Phase II efforts or cleanup planning.	<ul style="list-style-type: none"> – Contractor implements field work; and – Contractor prepares/ DTSC submits to EPA for approval, additional Site-Specific Sampling and Analysis Plans, as needed.
	3	DTSC implements Community Engagement Plan, community meetings, trainings, and communication.	DTSC determines if Phase I sites require Phase II efforts or cleanup planning.	<ul style="list-style-type: none"> – Contractor implements field work; – Contractor prepares Sampling Reports; and – Contractor prepares/ DTSC submits to EPA for approval, additional Site-Specific Sampling and Analysis Plans, as needed.
	4	DTSC implements Community Engagement Plan, community meetings, trainings, and communication.	DTSC completes inventory and selection process.	<ul style="list-style-type: none"> – DTSC reviews Contractor's Sampling Reports; and – DTSC recommends next steps and additional resources needed.
3	1	DTSC implements Community Engagement Plan, community meetings, trainings, and communication.		<ul style="list-style-type: none"> – DTSC reviews Contractor's Sampling Reports; and – DTSC recommends next steps and additional resources needed.
	2	DTSC implements Community Engagement Plan, community meetings, trainings, and communication.		DTSC and Contractor develop a master summary report with recommendations for next steps for all inventory, Phase I and Phase II Assessments, and cleanup planning sites.

(a) Contractor Procurement DTSC will adhere to standard EPA compliant contracting procedures to select qualified contractors to assist with the project, which will be approved by DTSC's Contract Office. DTSC will use the infrastructure of support for the existing Community Wide Assessment Grant for this new grant. Refer to table above for implementation schedule and steps.

(b) Development of Site Inventory or Site Identification Process, and Site Prioritization and Selection Process: Site selection will include the following steps upon receipt of the Community-Wide Assessment Grant:

1. Set up an Advisory Board with members from Sonoma County and agencies related to wildfire response, Chula Vista, National City, Vista, San Diego Promise Zone, and community partners;
2. Develop Community Engagement Plan, and solicit feedback from the community through presentations, open-house events, and social media communication. Particular emphasis will be placed on community's site prioritization;
3. Work with local government to obtain current information on redevelopment plans, zoning, funding/financing;
4. Re-evaluation of sites in EnviroStor and GeoTracker databases that are listed as "Inactive – Needs Evaluation" or "Inactive – Action Required";
5. Brownfields inventory will be conducted in the areas of the highest CalEnviroScreen Scores; and
6. The Advisory Board will rank sites based on the following criteria – (1) redevelopment potential, (2) availability of funding and resources for redevelopment, (3) leveraging of funding for assessment and cleanup after the grant, (4) pioneer brownfields site that will spur area-wide redevelopment, (5) community feedback and support of redevelopment project, (6) health and safety impacts on nearby population, and (7) ease of site access.

(c) Obtaining and Securing Site Access: DTSC will focus on sites where the partner cities will have access either through ownership, or through existing relationships with property owners or developers who are interested in purchasing and/or acquiring the sites. Tools such as the Gatto Act (allows local government access and liability relief), Voluntary Cleanup Program (VCP), and the California Land Reuse and Revitalization Act (liability protections) may also be utilized to facilitate site acquisition.

2.b. Task Descriptions and Budget Table

2.b.i Task Descriptions

DTSC has developed similar budgets for both the Hazardous Substances and the Petroleum Products sites since the same level of effort will be required regardless of the contamination.

- Task 1 – Community Outreach & Involvement: DTSC will develop a Community Engagement Plan to continue to establish early and meaningful community involvement that will continue through the brownfields process. DTSC Public Participation Unit's existing comprehensive procedures will be utilized to ensure stakeholder involvement. This includes travel for DTSC to attend the EPA National Brownfields Conferences and Western Regions Brownfields Conferences that will fall within the grant cycle. These conferences provide an opportunity to conduct outreach, and participate in educational sessions that will contribute to overall grant success. Estimated cost of this task is \$21,000 for hazardous substances and \$10,000 for petroleum; refer to budget table for breakdown.
- Task 2 – Site Inventory and Selection: DTSC will conduct technical evaluations and screening to ensure that appropriate sites are addressed through the selection and ranking steps described under Timing and Implementation, develop area-wide conceptual site models, and integrate information from regulatory oversight agencies with potential historical involvement. The Grant Management hours will include the tasks needed to initiate grant activities, and set up a budgeting structure and reporting schedule. Estimated cost of this task is \$24,000 for hazardous substances and \$15,000 for petroleum; refer to the budget table for breakdown.
- Task 3 – Assessments & Cleanup Planning: In addition to the inventory, it is estimated that a combination of up to six Phase Is and Phase IIs could be conducted. This involves the assessment of sites by the DTSC contractor. Based on DTSC experience with assessments, initial Phase I with limited sampling may range from \$15,000 to \$50,000. Phase II's have a cost range based on the

nature of contamination and the location of the site; but due to higher than average costs in southern California a Phase II may be closer to the \$75,000 range. Project Management hours will focus oversight of contractor, and Quality Assurance reviews of workplans/reports. The Grant Management job hours to set up and facilitate the contract process based on EPA requirements. Outputs will include up to six ESAs, and an inventory of sites prioritized for assessment funding and cleanup grants. Estimated cost of this task is \$155,000 for hazardous substances and \$75,000 for petroleum; refer to the budget table for breakdown.

2.b.ii. Budget Table

Hazardous Substances	DTSC Staff	Classification	Task 1 Community Outreach & Involvement	Task 2 Inventory and Selection	Task 3 Assessments & Cleanup Planning	Total Budget by Category	Percent of Total
Project Management	T. Chesney (Project Mgr.)	Haz. Substances Eng.	\$ 7,000	\$ 8,000	\$ 10,000	\$ 25,000	12%
	M. Tasnif-Abbasi (Supv.)	Sr Environ Scientist (Supv)	\$ 2,000	\$ 3,000	\$ 2,000	\$ 7,000	4%
Grant Support	D. Saito (Contracts)	Assoc. Gov. Prgm. Analyst	\$ -	\$ -	\$ 4,000	\$ 4,000	2%
	S. Kenner (Grant Compliance)	Assoc. Gov. Prgm. Analyst	\$ 1,000	\$ 1,000	\$ 2,000	\$ 4,000	2%
Fringe Benefits*			*	*	*	\$ -	0%
Equipment			\$ -	\$ -	\$ -	\$ -	0%
Contract			\$ 8,000	\$ 10,000	\$ 135,000	\$ 153,000	76%
Travel			\$ 3,000	\$ 2,000	\$ 2,000	\$ 7,000	4%
TOTALS			\$ 21,000	\$ 24,000	\$ 155,000	\$ 200,000	100%

* Fringe benefits are included in personnel costs; for details, refer to attached SF-424.

Petroleum	DTSC Staff	Classification	Task 1 Community Outreach & Involvement	Task 2 Inventory and Selection	Task 3 Assessments & Cleanup Planning	Total Budget by Category	Percent of Total
Project Management	T. Chesney (Project Mgr.)	Haz. Substances Eng.	\$ 5,000	\$ 8,000	\$ 8,000	\$ 21,000	21%
	M. Tasnif-Abbasi (Supv)	Sr Environ Scientist (Supv)	\$ 1,000	\$ 2,000	\$ 1,000	\$ 4,000	4%
Grant Support	D. Saito (Contracts)	Assoc. Gov. Prgm. Analyst	\$ -	\$ -	\$ 2,000	\$ 2,000	2%
	S. Kenner (Grant Compliance)	Assoc. Gov. Prgm. Analyst	\$ 1,000	\$ 1,000	\$ 1,000	\$ 3,000	3%
Fringe Benefits*			*	*	*	\$ -	0%
Equipment			\$ -	\$ -	\$ -	\$ -	0%
Contract			\$ 2,000	\$ 3,000	\$ 62,000	\$ 67,000	67%
Travel			\$ 1,000	\$ 1,000	\$ 1,000	\$ 3,000	3%
TOTALS			\$ 10,000	\$ 15,000	\$ 75,000	\$ 200,000	100%

* Fringe benefits are included in personnel costs; for details, refer to attached SF-424.

2.c. Ability to Leverage

DTSC has vast experience with environmental assessments, brownfields grants, and an existing Community-Wide Brownfields Assessment Grant (BF-99T29601) for \$400,000. DTSC also has its TSI program, under the EPA CERCLA Section 128(a) SRP Grant, modeled after the EPA TBA grant. Each year, DTSC provides \$300,000 worth of environmental assessment and cleanup planning services to local government agencies, school districts and non-profit organizations, through a competitive application process. Demand for brownfields assessments, under this program, typically exceeds available funding.

Other sources of funding include the SWRCB's programs focused on petroleum impacted sites. Cities have track records for leveraging redevelopment funding. National City has aggressively pursued brownfields funding to assess, cleanup and plan the Westside Infill Transit Oriented Development (WI-TOD) Affordable Housing Project including; TBA grants, DTSC TSI grant, EPA assessment and cleanup grants, and an EPA RLF. Vista has similarly used TSI and EPA assessment to develop low income

housing. Through the Promise Zone initiative, San Diego has access to leadership, support and funding from participating federal departments. Although there is no defined funding amount for Promise Zones, over \$550 million has been invested in targeted communities nationwide during the previous two rounds of the initiative. One of their non-profit partners, the Jacobs Center for Neighborhood Innovation, has successfully leveraged grant funding from EPA for a Brownfields Area-Wide Planning Action Plan in 2012 and a \$4 million Caltrans infrastructure grant focused on underserved communities for a Complete Streets Infrastructure Project for Euclid and Market Streets anticipated to be complete in 2019. With wider landscaped sidewalks, new landscape medians, new street lights and cycle tracks, and storm water treatment improvements, this project supports biking and walking and promotes safety and mobility for non-motorized users to enhance public health.

3. Community Engagement and Partnerships

3.a. Engaging the Community

3.a.i. Community Involvement Plan

The Community Engagement Plan will outline steps to involve the targeted community and stakeholders in the planning and implementation of the grant. DTSC will host and attend meetings for community groups, city council/commissions, and will use city and community partner resources to disseminate information and solicit feedback. Community cultural nuances, like preferences on communication format, will be addressed to ensure optimal effectiveness. The community will be engaged from site selection, to assessment, to cleanup and redevelopment. The Community Engagement Plan will also be focused on establishing a long-term partnership with stakeholders, and serve to build community capacity.

3.a.ii. Communicating Progress

Progress will be communicated through DTSC's extensive existing brownfields community involvement activities, including identification of the local Hispanic communities "Promotores" network for focused engagement. Additionally, DTSC will evaluate potential application of the Centers for Disease Control's National Center for Environmental Health and the National Association for County and City Health Officials Protocol for Assessing Community Excellence in Environmental Health methodology which guides communities and local officials in conducting community-based collaboration to involve the public and other stakeholders.

DTSC will also build upon existing lines of communication developed and used successfully for the target communities to communicate progress of grant projects to community members:

1. Sonoma County is working with the City of Santa Rosa to disseminate recovery information and solicit input from the community on their Sonoma County Recovers website as they rebuild. The City of Santa Rosa has also created an Ad Hoc Committee for Community Support to coordinate offers of support and resources;
2. The effort for the Chula Vista Bayfront Master Plan involved extensive community outreach and public participation and is an example of a successful joint and collaborative planning effort to assemble a collective vision and planning goals of the community, city and region;
3. National City, through the WI-TOD has fostered a remarkable relationship with local community groups. Routine meetings are held to discuss redevelopment plans and the community regularly provides feedback on specific aspects of development projects; and
4. Through the Promise Zone initiative, San Diego has partnered with over 30 local organizations and agencies to develop programs and to improve quality of life and accelerate revitalization.

3.b Partnerships with Government Agencies

3.b.i. Local/State/Tribal Environmental Authority

AGENCY	ROLE
DTSC	DTSC provides oversight for Brownfields sites through its Voluntary Cleanup Program.

San Diego- Regional Water Quality Control Board (SD-RWQCB) under the SWRCB	SD-RWQCB also provides brownfields oversight. DTSC and the SWRCB have a March 2005 Memorandum of Agreement (MOA) to avoid duplication of brownfields oversight.
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County of San Diego, Department of Environmental Health, Hazardous Materials Division, a Certified Unified Program Agency (CUPA)	DEH provides oversight for brownfields sites at the local level. DTSC oversees implementation of the state's Unified Program the program by local agencies.
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3.b.ii Other Governmental Partnerships

AGENCY	ROLE AND RELEVANCY
City of Chula Vista, City of National City and City of Vista (Redevelopment Successor Agencies) and San Diego Promise Zone (led by the City of San Diego, in partnership with numerous local organizations and agencies)	<ul style="list-style-type: none"> – Participate in the Advisory Board to help with development and prioritization of site inventory; – Provide current information on redevelopment plans, zoning, and funding/financing; – Serve as a communication link between DTSC, cities, residents, neighborhood organizations, businesses and community organizations; and – Encourage community participation in educational sessions with DTSC to increase awareness of opportunities for involvement and regulatory aspects of the assessment and cleanup process.
Sonoma County (working with the City of Santa Rosa to coordinate wildfire recovery efforts)	<ul style="list-style-type: none"> – Participate in the Advisory Board to help with development and prioritization of site inventory; – Provide current information on redevelopment plans, zoning, and funding/financing; and – Following California Governor Brown's October 2017 proclamation that a state of emergency exists in areas affected by the devastating wildfires in California, including Sonoma County, his Executive Orders B-43-17 and B-44-17 included provisions to cut red tape and streamline recovery efforts and facilitate mitigation of the effects for the fires and the environmental restoration of the affected areas.

3.c. Partnerships with Community Organizations

3.c.i. Community Organization Description and Role

COMMUNITY ORGANIZATION	DESCRIPTION	ROLE AND COMMITMENTS
University of California Irvine Schools of Earth Systems Science	Educational institution with a program focus on practical application of environmental theory	Brownfields interns, grass roots educations and capacity building
Vista Chamber of Commerce	Organization with a mission to remove barriers to successful business enterprises	Input on development potential and desirability of brownfields inventory and community outreach
Vista Village Business Association	Community-based organization focused on the empowerment and growth of local businesses	Community outreach, capacity building and ground-truthing of site inventory

3.c.ii. Letters of Commitment

Letters of Commitment are included as attachments to this application.

3.d. Partnerships with Workforce Development Programs

DTSC will work with partner cities to promote local hiring and procurement in brownfields assessment. In the long-term, DTSC will use current experience with the Workforce for Environmental Restoration in Communities (WERC) for the Exide project as basis for future programs in the target area of this grant application. WERC is a partnership with DTSC, the Los Angeles Trade College and the University of California, Los Angeles to support local employment.

4. Project Benefits

4.a. Welfare, Environmental, and Public Health Benefits

Northern Counties: Providing critical brownfields support, including identification and prioritization of a site inventory, will help these wildfire areas as recovery progresses.

Chula Vista: Redevelopment of underutilized and vacant areas within Chula Vista Bayfront Master Plan area will address blight and safety concerns. Extending the city's east-west streets to the bay will ensure pedestrian, vehicle, bicycle, and transit links to increase mobility and access to community

amenities and services and help address the pollution burden of particulate matter and traffic density; CalEnviroScreen percentiles that show Chula Vista is in the top 10% statewide for these indicators. Public access areas connecting the entire Bayfront that contributes to walkability and ultimately a healthier community. The Chula Vista Bayfront project is surrounded by valuable natural resources and plans establish ecological buffers to protect environmentally sensitive resources, while allowing reasonable commercial development. It includes approximately 230 acres (more than 40% of the project's total acreage) for parks, open space and habitat restoration/preservation.

National City: The vision for Westside is for incompatible uses to be replaced with residential, commercial, service, and office uses, arranged in a safe and walkable environment to encourage physical activity. Plans for convenient access to transit and other non-auto modes of travel, especially between residential and employment centers, is intended to reduce auto use, congestion, and air quality impacts.

Vista: By providing the necessary funding to transform these sites within the Paseo Santa Fe corridor, DTSC can work with Vista to improve public safety, and add productive activity to previously uninhabitable sites. Developed sites promote pedestrian activity, which enhances public safety.

San Diego Promise Zone: According to the 2012 "Brownfields Area-Wide Planning Action Plan for The Village at Market Creek," prepared for the Jacobs Center for Neighborhood Innovation under EPA Grant No. TR-83490401-0, the Southwest Village site includes a well-worn path to the Market Creek Plaza. Redevelopment design could encourage this connection to create walkable access between residential and commercial uses which will ultimately lead to a healthier community. The goals of the San Diego Promise Zone include reducing violent crime, promote health, and improve access to healthcare.

4.b. Economic and Community Benefits

The sustainable development components being considered for the Chula Vista, National City, Vista, and the San Diego Promise Zone includes proximity of the redevelopment projects to mass transit, the use of existing utilities that will be incorporated into the proposed redevelopment projects, and green building/construction components have been considered in redevelopment design. As part of the revitalization process, environmental assessments and remediation activities are vital to returning the proposed projects into sustainable, economic generating land uses that enhance the quality of life for residents.

Northern Counties: Providing brownfields assistance to the wildfire areas will help identify and prioritize sites and target resources effectively to maximize impact on redevelopment.

Chula Vista: The Chula Vista Bayfront project includes approximately 1,500 residential units in a mixed-use (commercial, recreation, and office) development. A portion of these will be reserved for low and moderate-income families. In the first 20 years, the Chula Vista Bayfront project is estimated to generate approximately \$1.3 billion for the regional economy, including more than \$11.5 million in annual tax revenues. It is expected to be economically sustainable by creating more than 2,200 permanent jobs, nearly 7,000 construction jobs and numerous indirect jobs (<http://www.chulavistaca.gov/residents/chula-vista-bayfront>).

National City: Addressing brownfields in the Westside area will help facilitate resolution of incompatible land uses. Returning industrial sites to residential and related commercial use will increase property value and neighborhood-serving retail uses will enhance quality of life for residents. Additional retail options will expand the quantity and quality of health food providers to have a long-term effect on enhancing the health, educational and ultimately economic growth of the population.

Vista: By transforming vacant parcels into new housing, commercial outlets, and other economic generating land uses, the community will benefit from new employment opportunities and land use cohesion. Through cleanup efforts, these communities can remove the "unknown" in the brownfield redevelopment process, significantly increasing project feasibility and leverage investment dollars. The transformation of the parcels will enhance the surrounding area and increase activity and frequency of

neighboring businesses, ultimately increasing sales tax revenues, utility user tax assessments and property tax assessments.

San Diego Promise Zone: Affordable housing is being considered for this site to help address a shortage of options for area residents. Eliminating blight through reuse of brownfields will enhance neighborhoods and stabilize neighborhoods, create wealth, and improve the quality of life and environment.

5. Programmatic Capability and Past Performance

5.a. Audit Findings

DTSC has not had adverse findings from any audits of grant fund management. EPA's contractor started conducting a desk review/internal monitoring review for select grants in 2016.

5.b. Programmatic Capability

DTSC's Chief of Grants and Program Support Branch has demonstrated leadership experience managing several federal grants, and will take the lead on all administrative, financial and reporting aspects of the grant. The technical project manager is the Brownfields Coordinator and currently is the technical lead for the CERCLA 128(a) and the I-710 Brownfields Community-Wide Assessment Cooperative Agreement. The Project Director works with Statewide Brownfields coordinators, who provide guidance to parties interested in re-developing Brownfields, serve on various process improvement teams, manage all aspects of State and Federal Brownfields grants, and manage complex environmental investigation/cleanup projects. This team will be responsible for reporting the outputs and outcomes, quarterly progress, financial tracking and budgeting, and Assessment, Cleanup and Redevelopment Exchange System (ACRES) entries.

5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes

DTSC's dedicated Grants and Program Support Branch will be responsible for reporting the subsequent outputs and outcomes, quarterly progress, financial tracking and budgeting, and ACRES entries. This branch specializes in ensuring compliance with EPA grant requirements and specifically interfaces with technical staff to ensure that outputs and outcomes are reported.

5.d. Past Performance and Accomplishments

5.d.i. Currently or Has Ever Received an EPA Brownfields Grant

5.d.i.1. Accomplishments

DTSC currently has a RLF Grant, a Brownfields Community-Wide Assessment Cooperative Agreement, and a SRP Grant. For all grants, DTSC is compliant with reporting requirements, ACRES updates (for site specific work), and fulfilling work plan commitments.

Highlighted achievements include:

- Through an existing Brownfields Community-Wide Assessment Cooperative Agreement, DTSC is addressing brownfields within environmental justice areas of the I-710 Corridor. This application, if successful, will follow the structure and implementation of this grant;
- Through the RLF, DTSC has provided six loans totaling over \$5 million and 23 subgrants totaling over \$5.5 million;
- The SRP TSI Program, modeled after EPA's TBA Program, has been in effect since 2004. Through this program, millions of dollars have been utilized with assessments of ~90 brownfields; and
- Through SRP funding, DTSC has updated/developed technical manuals on sampling, drilling, methane, soil gas, and indoor air analysis, and conducted associated training.

5.d.i.2. Compliance with Grant Requirements

DTSC has been compliant with all quarterly, annual and close-out reporting requirements, work plan, schedule and terms and conditions, and technical commitments for every grant received. ACRES entries are complete and up-to-date.



Economic Development Department

November 5, 2017

Maryam Tasnif-Abbasi
Senior Supervisory Environmental Scientist
Brownfields/128(a) Grant Coordinator
Brownfields and Environmental Restoration Program
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress California 90630

Dear Ms. Tasnif-Abbasi:

The City of Chula Vista is pleased to support this proposal for an Environmental Protection Agency (EPA) Community Wide Assessment Grant application by the California Department of Environmental Protection Agency's Department of Toxic Substances Control (DTSC). The objective of this proposal is to fulfill the short-term goal of addressing public concerns regarding health and environmental impacts at selected brownfields properties, with the eventual purpose of facilitating broader brownfields redevelopment and community/economic revitalization in the southern San Diego area, with a specific focus on Chula Vista, National City, Vista, and the San Diego Promise Zone.

The City of Chula Vista, incorporated on October 17, 1911, is located between downtown San Diego and Tijuana, the busiest land border crossing in the United States. It is the second-largest City in San Diego County with a population of 268,000 covering an area of 52 square miles. The City of Chula Vista is comprised of a minority-majority based community with 58% Hispanic, with 12.5% of residents living in poverty.

Although the City's poverty level is not as high as some of our neighboring communities, we share similar struggles with limited resources available to address blight and encourage the level of redevelopment required to address the economic and environmental needs of all our citizens. The 2011 dissolution of the California's Redevelopment Agencies was a significant blow, and severely impeded Chula Vista's redevelopment projects. Redevelopment Agencies were dissolved as of February 1, 2012, and the City of Chula Vista lost access to vital funding, and also brownfields expertise and infrastructure. The partnership with DTSC through the Community Wide Assessment Grant will help fill the gap, and allow the City of Chula Vista to access resources for assessment, Brownfields decision-making, and community planning.

Funding from the Community Wide Assessment Grant is planned for properties within the Chula Vista Bayfront area that includes the Bayfront Master Plan. The Chula Vista Bayfront Master Plan is a joint effort with the City of Chula Vista, Port of San Diego, and Pacifica Companies, to transform the Chula Vista waterfront into a world-class destination for residents and visitors. Objectives of the plan include:

- Redeveloping underutilized and vacant areas in the City of Chula Vista and on Port tidelands with a variety of uses
- Extending Chula Vista's east-west streets to the bay to ensure pedestrian, vehicle, bicycle, and transit links;

- Providing a continuous shoreline pedestrian walkway, fully accessible to the public that connects the new Sweetwater, Harbor, and Otay Districts;
- Establishing ecological buffers to protect adjacent environmentally sensitive resources.

The CVBMP has the potential to stimulate the economy, create opportunities for a strong local work force, protect natural resources, and create public amenities. Surrounded by unique and valuable natural resource lands, the master plan seeks to best protect and enhance environmental resources while accommodating reasonable commercial development for a vibrant and viable waterfront project.

The CVBMP effort involved extensive community outreach and public participation, and is an example of a successful joint and collaborative planning effort between two public agencies. The resulting plan represents the collective vision and planning goals of the community, the broader region, the District, and the City. The CVBMP promotes public access to, and engagement with, the water while enhancing the quality and protection of key habitat areas. Once completed, the CVBMP will create a world-class bayfront that reflects strong planning and design principles, economic feasibility, and community benefits.

The City of Chula Vista will work with DTSC by:

1. Providing feedback to DTSC on brownfields inventory and prioritization;
2. Serving as a communication link between DTSC, the City of Chula Vista, residents, neighborhood organizations, businesses and community organizations;
3. Providing community input in addressing the concerns of local citizens;
4. Helping disseminate information to the public;
5. Encouraging community participation in environmental educational sessions with DTSC to increase the awareness of opportunities for involvement, and to familiarize the public with the regulatory aspects of the assessment and cleanup process.

We fully support this Community Wide Assessment Application, and look forward to continuing the process of collaborative partnerships to create and sustain jobs, stimulate the economy, protect natural resources, and create public amenities.

Sincerely,



Eric C. Crockett, AICP
Director
Economic Development Department
City of Chula Vista



November 9, 2017

Ms. Noemi Emeric-Ford
Brownfields Coordinator
USEPA So Cal Fields Office
600 Wilshire Boulevard, Suite 1460
Los Angeles, California 90017

Dear Ms. Emeric-Ford:

The City of National City is pleased to support this proposal for an Environmental Protection Agency (EPA) Community Wide Assessment Grant, in partnership with the California Department of Environmental Protection Agency's Department of Toxic Substances Control (DTSC). The objective of this proposal is to fulfill the short term goal of addressing public concerns regarding health and environmental impacts at selected Brownfields properties, with the eventual purpose of facilitating broader Brownfields redevelopment and community/economic revitalization within National City's severely neglected and under-served neighborhoods. In addition to the proposed sites, grant funds will also be used to develop and prioritize a brownfields inventory of the broader southern and eastern San Diego area.

National City is the second oldest city in San Diego County, with an economy that was originally based largely on agriculture. The Westside area of National City, also known as Old Town, was the site for small single family homes at the turn of the century still remain. After World War II, to encourage economic development, industrial uses were permitted in this residential area. The "mixed-use" approach created an areas where plating shops, single family homes, schools, and pollution generating businesses were existing side-by-side. The impacts to families and children was, and continues to be extremely detrimental. For example, National City asthma hospitalization rates in 2010 for children ages 0-17 were 122/100,000 compared to a countywide rate of 87. During the past decade, National City has been vigorously focused on resolving these incompatible land uses through an updated Westside Specific Plan and through a process of amortization to terminate non-conforming uses. This process has been slow to come to fruition, and has taken place with the support of grants from DTSC and the US Environmental Protection Agency (US EPA).

National City's showcase for successful Brownfields redevelopment is the former city public works yard. The yard was located along a natural creek, and consisted of a few buildings, storage tanks, and an undeveloped area used for storage. The process for

Office of the City Manager

1243 National City Boulevard, National City, CA 91950-4301

619/336-4240 Fax 619/336-4327 www.nationalcityca.gov Email cmo@nationalcityca.gov



the redevelopment began in 2005 with a DTSC Targeted Site Investigation grant for assessment. After that grant, National City gained working knowledge of the brownfields funding process and went on to successfully apply for multiple US EPA and DTSC grants. Significant environmental assessment was conducted, followed by a cleanup effort. With this funding and additional funding obtained through developer partnerships, the former public works yard has been developed into an award-winning 201-unit affordable housing development which is accessible to public transportation. This project is known as the Westside Infill Transit Oriented Development (WI-TOD). The WI-TOD project will include the development of a 4-acre community parks on an existing Brownfield site.

The WI-TOD is a shining example of how National City has taken advantage of funding resources and state and federal partnerships to transform blighted community into a hub of vitality and hope. We fully understand the long-term nature of Brownfields development, the building-block approach to funding, and the need for strong government support. Therefore, National City is fully and wholly supportive of DTSC's efforts to use the Community Wide Assessment Grant as a conduit for ongoing reconciliation of incompatible land uses within National City and surrounding areas. National City will work closely with DTSC to prioritize properties for assessment, and ensure that there is alignment between the grant activities and redevelopment activities. There are currently nine properties listed on DTSC's Envirostore Database as requiring additional assessment. These properties will be evaluated for future development potential, and others will also be proposed based on National City's ongoing efforts.

National City, through the WI-TOD, has fostered a remarkable relationship with the local community groups. Routine meetings are held to discuss redevelopment plans. The community is involved in providing feedback on specific aspects of development projects; for example, in October, two meetings were held to ask for feedback on park features that would of most interest to residents. National City will use these existing relationships with the public to ensure participation in the Community Wide Assessment process.

National City is pleased that DTSC is focusing on our City, and that they recognize the history of environmental challenges in neighborhoods with a largely Hispanic population must also be addressed. Our City carries a high pollution burden, and we are dedicated to addressing Environmental Justice issues. We fully support this Community Wide Assessment Application, and look forward to continuing the process of relieving the blight created by Brownfields.

Sincerely,



Leslie Deese
City Manager

November 5, 2017

Maryam Tasnif-Abbasi
Senior Supervisory Environmental Scientist
Brownfields/128(a) Grant Coordinator
Brownfields and Environmental Restoration Program
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, California 90630

Dear Ms. Tasnif-Abbasi:

The San Diego Promise Zone is pleased to support this proposal for an Environmental Protection Agency (EPA) Community Wide Assessment Grant application by the California Department of Environmental Protection Agency's Department of Toxic Substances Control (DTSC). The objective of this proposal is to fulfill the short-term goal of addressing public concerns regarding health and environmental impacts at selected Brownfields properties, with the eventual purpose of facilitating broader Brownfields redevelopment and community/economic revitalization in the southern San Diego area, with a specific focus on Chula Vista, National City, Vista, and the San Diego Promise Zone.

On June 6, 2016, the San Diego Promise Zone became one of 22 federally designated Promise Zones in the United States. The San Diego Promise Zone covers a 6.4 square mile area that spans from East Village and Barrio Logan east to Encanto and Emerald Hills. With a population of more than 77,000, this area is home to San Diego's most disadvantaged and underserved communities. Unemployment is high (15.61 percent) and poverty is concentrated (39.06 percent). The area struggles with low educational attainment, insufficient access to healthcare and healthy foods, rising crime rates and the least affordable housing in the country.

Through the Promise Zone initiative, federal government partners work with local leaders to streamline resources across agencies and deliver comprehensive support. Leading the effort, the City of San Diego has partnered with numerous local organizations and agencies to develop programs and initiatives to meet the following goals to improve the quality of life and accelerate revitalization:

1. Create jobs
2. Improve economic activity
3. Reduce violent crime
4. Expand educational opportunities
5. Access top-quality affordable housing
6. Promote health and access to healthcare

Recent rezoning, vacant land along high traffic corridors, and a central location that is well-served by public transit are assets that the San Diego Promise Zone will build upon to bring economic vitality to these underserved communities. The Community Wide Assessment Grant is a tool that allows for an increased understanding of the environmental impacts of a property being proposed for re-use or redevelopment. This understanding will help the San Diego Promise Zone in their effort to focus on improving the quality of life and accelerating revitalization.

The San Diego Promise Zone will work with DTSC by:

1. Providing community input in addressing the concerns of local citizens;
2. Serving as a communication link between DTSC, the City of San Diego, residents, neighborhood organizations, businesses and community organizations;
3. Helping disseminate information to the public; and
4. Encouraging community participation in environmental educational sessions with DTSC to increase the awareness of opportunities for involvement, and to familiarize the public with the regulatory aspects of the assessment and cleanup process.

We fully support this Community Wide Assessment Application, and look forward to continuing the process of improving the quality of life and accelerating revitalization through collaboration with federal and state partners, local leaders, and the public.

Sincerely,



Katherine Crow
Promise Zone Director
City of San Diego



Maryam Tasnif-Abbasi
Senior Supervisory Environmental Scientist
Brownfields/128(a) Grant Coordinator
Site Mitigation & Restoration Program
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress California 90630

Dear Ms. Tasnif-Abbasi:

The Sonoma County Economic Development Board is pleased to support this proposal for an Environmental Protection Agency (EPA) Community Wide Assessment Grant application by the California Department of Environmental Protection Agency's Department of Toxic Substances Control (DTSC). The objective of this proposal is to fulfill the short-term goal of addressing public concerns regarding health and environmental impacts at selected Brownfields properties in the southern California area, with the special consideration to facilitate brownfields-related disaster recovery efforts in the fire-scarred areas of Sonoma County and neighboring areas.

On October 9 and 10, 2017, Governor Brown proclaimed a state of emergency to exist in Butte, Lake, Napa, Mendocino, Nevada, Solano, Sonoma, and Yuba counties resulting from numerous wildfires burning in those counties. These wildfires are some of the most destructive and devastating wildfires in California's history and will require immediate additional resources to assist in responding to, recovering from, and mitigating the effects of these wildfires. In Sonoma County alone, the wildfires burned 110,720 acres, 5,300 homes, and 126 commercial properties.

Finding that strict compliance with the various statutes and regulations would prevent, hinder, or delay the mitigation of the effects of the wildfires, Governor Brown issued Executive Order B-43-17 on October 18, 2017. The executive order includes provisions to cut red tape and help streamline recovery efforts, including an order for "All state agencies with responsibility, regulatory authority or expertise related to recovery efforts in connection with these fires shall cooperate fully and act expeditiously in coordination with the California Resources Agency and the California Environmental Protection Agency, to facilitate the mitigation of the effects of the fires and the environmental restoration of the affected areas." On October 21, 2017, Governor Brown issued Executive Order B-44-17, allowing the federal government to help with the initial removal of hazardous waste that poses an imminent threat to public health and safety. Santa Rosa

BOARD OF DIRECTORS	PAM CHANTER, CHAIR - JORGE ALCAZAR SKIP BRAND - TERRI DENTE - TERRY GARRETT KATHRYN HECHT - LINDA KACHIU - WAYNE LEACH MICHAEL NICHOLLS - MIKE TOMASINI BEN STONE, Executive Director		707.565.7170		WWW.SONOMAEDB.ORG	
		141 STONY CIRCLE, STE 110 SANTA ROSA, CA 95401				



officials have stated that this disaster will necessitate the largest debris removal emergency operation in California history. The executive order allows qualified professionals at the U.S. Environmental Protection Agency to assist state and local officials in immediately removing visible hazardous debris such as batteries, flammable liquids, asbestos siding, paint, and pipe insulation from burned homes. Initial removal of these hazards helps protect public health and the environment and allows residents and cleanup crews to more safely enter properties and continue the long-term recovery efforts.

Following the destruction wrought by the wildfires, North Bay faces another serious challenge as the rainy season comes upon us. Two major rainstorms have already hit the region, and the county and City of Santa Rosa have worked hard to erect drainage barriers and straw waddles in burnt down neighborhoods to prevent unnecessary leaching of toxic ashes and debris into the local Santa Rosa Creek and Russian River. The county is dedicated to the protection of the local environment from the hazards stemming from the wildfires, and with the help of the DTSC, we hope to protect the environment and people of the North Bay.

The county has been working with local agencies and fire departments to address imminent and substantial threats that occurred when the fires destroyed facilities using or storing hazardous materials. Concurrent to the immediate threats being alleviated, the Economic Development Board and the City of Santa Rosa will be identifying brownfields properties with the highest development desirability, and work towards the funding and strategic partnership process. DTSC's expertise and assistance will be extremely valuable in facilitating the brownfields recovery efforts.

The Economic Development Board Zone will provide assistance to DTSC in the following areas:

- Partner with DTSC to educate the local business and redevelopment community of tools and resources available to facilitate brownfields redevelopment;
- Serve as a conduit to the local residents and community to ensure that information on the assessment and cleanup process is transparent, and that the community is aware of opportunities to be involved in the process;
- Provide feedback to DTSC on brownfields inventory and redevelopment priorities in an effort to use grant funds as effectively as possible.

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		141 STONY CIRCLE, STE 110 SANTA ROSA, CA 95401				



We fully support this Community Wide Assessment Application, and look forward to continuing the process of improving the quality of life and accelerating revitalization through collaboration with federal and state partners, local leaders, and the public.

A handwritten signature in blue ink that reads "Ben Stone".

Ben Stone
Executive Director
Sonoma County Economic Development Board

BOARD OF DIRECTORS	PAM CHANTER, CHAIR - JORGE ALCAZAR SKIP BRAND - TERRI DENTE - TERRY GARRETT KATHRYN HECHT - LINDA KACHIU - WAYNE LEACH MICHAEL NICHOLLS - MIKE TOMASINI BEN STONE, Executive Director		707.565.7170		WWW.SONOMAEDB.ORG	
		141 STONY CIRCLE, STE 110 SANTA ROSA, CA 95401				

November 5, 2016



Ms. Noemi Emeric-Ford
Brownfields Coordinator
USEPA So Cal Fields Office
600 Wilshire Boulevard, Suite 1460
Los Angeles, California 90017

Dear Ms. Emeric-Ford:

The City of Vista is pleased to support this proposal for an Environmental Protection Agency (EPA) Community Wide Assessment Grant, in partnership with the California Department of Environmental Protection Agency's Department of Toxic Substances Control (DTSC). The objective of this proposal is to fulfill the short-term goal of addressing public concerns regarding health and environmental impacts at selected Brownfields properties, with the eventual purpose of facilitating broader Brownfields redevelopment and community/economic revitalization within Vista's under-served neighborhoods. In addition to the proposed sites that are listed as needing additional assessment of DTSC's EnviroStor database, grant funds will also be used to develop and prioritize a brownfields inventory of the broader southern and eastern San Diego area.

The City of Vista incorporated on January 28, 1963. Located just seven miles inland from the Pacific Ocean in northern San Diego County, the City of Vista is approximately 19 square miles with a population of 98,896. The City of Vista is a socioeconomically disadvantaged community with 16% of residents living in poverty with a majority of those under 18. The City of Vista is diversely comprised of a minority-majority based community with 48% Hispanic. The city-wide median household income is \$48,875, which is significantly lower than the county level of \$63,996. The City has limited resources, and has struggled to address blight and encourage the level of redevelopment required to elevate the community's economic needs. Redevelopment Agencies dissolved as of February 1, 2012; as a result, Vista's redevelopment efforts have been severely impeded. Vista has lost access to vital funding and brownfields expertise and infrastructure. The partnership with DTSC through the Community Wide Assessment Grant will help fill the gap, and allow Vista to access resources for assessment, Brownfields decision-making, and community planning.

At this time, assessments through the Community Wide Assessment Grant are planned for properties in the center of the City of Vista, focusing on the Paseo Santa Fe corridor, a high priority area in the neighborhood referred to as the Townsite district. This corridor is the City's final project completed under the successor agency of the former Redevelopment Agency. The vision is to populate the area with retail/shops/restaurants topped with living spaces to revitalize the downtown area. This area has seen a wide variety of commercial tenants, as it is located in the City's historic business center. The project area is an underutilized, blighted area with older buildings. Much of the

construction in the project area was developed between the 1930's and 1960's, before the City's incorporation. The area is transforming with the development of Paseo Santa Fe, a streetscape and revitalization project of a five-lane street into a destination corridor of a two-lane road with significant traffic calming and pedestrian infrastructure improvements and a renaissance of private development. The redevelopment of Paseo Santa Fe is extending the footprint of growth and investment to spread beyond the corridor, creating more opportunities for development.

The Community Wide Assessment will be incredibly useful for Vista. Vista will work with DTSC to prioritize sites in the Brownfields inventory, and identify the sites, which have the highest potential for redevelopment. DTSC will work with us directly on local community engagement to encourage participation in the environmental assessment process. Our hope is that this grant will support our efforts on the revitalization of the Townsite district, and to facilitate Vista's goal of economic invigoration.

We fully support this Community Wide Assessment Application, and look forward to continuing the process of relieving the blight created by Brownfields.

Sincerely,

Amanda Lee
Housing Program Manager



Vista Chamber of Commerce
127 Main Street
Vista, CA 92084
760-726-1122 Voice
760-726-8654 Fax
www.VistaChamber.org

November 14, 2017

Ms. Noemi Emeric-Ford
Brownfields Coordinator
USEPA So Cal Fields Office
600 Wilshire Boulevard, Suite 1460
Los Angeles, California 90017

Dear Ms. Emeric-Ford:

The Vista Chamber of Commerce, Vista, California is pleased to support the Department of Toxic Substances Control (DTSC) application for a Community-Wide Assessment Grant. This application focuses on the cities of Vista and National City, both located in Southern California, and also encompasses economically disadvantaged neighborhoods with high unemployment, low educational attainment and concentrated poverty. Brownfields are not only a deterrent to businesses, but also severely impact the safety of our community. If successful in the grant application, DTSC will be able to conduct environmental assessments of vacant and underutilized Brownfields. This process will foster redevelopment and economic revitalization.

In order to support the City of Vista and DTSC, we hope to provide support through the following activities:

1. We will provide input on the development potential and desirability of the brownfields inventory in order to prioritize assessments that will be of most value to Vista residents & businesses;
2. We will be a portal for the dissemination of information on activities being conducted in our area;
3. We coordinate with the City of Vista and DTSC to host education sessions for the business community/real estate on using online environmental resources such as DTSC's database of sites "EnviroStor" and the California Regional Water Quality Control Board's "GeoTracker";
4. We coordinate with the City of Vista and DTSC to host education sessions for the business community on brownfields and how we can bring brownfields to productive re-use;
5. We will encourage participation in the brownfield assessment and redevelopment process.

The Vista Chamber of Commerce strongly supports DTSC's Community-wide Assessment Grant application, and applauds the partnership that the City of Vista and DTSC have formed to address environmental issues within our community. The Vista Chamber is enthusiastic participating in the redevelopment process, and look forward to forward to revitalizing businesses and our city's economic conditions.

Sincerely,

Bret Schanzenbach
Chief Executive Officer
bret@vistachamber.org



VISTA VILLAGE BUSINESS ASSOCIATION

209 E. Broadway #B, Vista, CA 92084 • 760-414-9391 • Fax 760-940-6210

director@vvba.org • www.vvba.org

November 10, 2017

Ms. Noemi Emeric-Ford
Brownfields Coordinator
USEPA So Cal Fields Office
600 Wilshire Boulevard, Suite 1460
Los Angeles, California 90017

Dear Ms. Emeric-Ford:

The Vista Village Business Association, Vista, California is pleased to support the Department of Toxic Substances Control (DTSC) application for a Community-Wide Assessment Grant, focusing on the greater San Diego area of Southern California, and state-wide Housing and Urban Development (HUD) Promise Zones. We hope that through the grant, DTSC will be able to conduct environmental assessments of vacant and underutilized Brownfields. DTSC's assessment efforts will provide tremendous community benefit and facilitate much needed redevelopment of our community.

The Vista Village Business Association has been in existence since 1986. The Vista Village Business Association is a community based organization whose focus is to promote local businesses, small businesses, and encourage investment in downtown Vista. We serve as a hub for the community and businesses on a broad number of topics through the following committees:

1. **Design:** Enhancing the visual quality of downtown Vista using the basic design elements in the existing environment.
2. **Organization:** Building an effective volunteer-driven management organization, guided by professional staff, with public and private support.
3. **Economic Vitality:** Recruitment of new businesses to balance the retail/service mix, putting vacant space back into productive use and improving the District's competitive market position.
4. **Promotion:** Planning and advertising the downtown as a unified shopping area through promotional events and marketing.

Through our partnership with the City of Vista and DTSC, we hope to provide support through the following activities:

1. We will be a portal for the dissemination of information on environmental activities being conducted in our area;
2. We coordinate with the City of Vista and DTSC to host education sessions for the business community/real estate on using online environmental resources such as DTSC's database of sites "EnviroStor" and the California Regional Water Quality Control Board's "GeoTracker";

Vista Village Business Association is a California 501 (c) (3) non-profit organization; tax ID 33-0180081



Cool Place. Warm Welcome.

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3. We coordinate with the City of Vista and DTSC to host education sessions for the business community on brownfields and how businesses and local and state governments can partners to bring brownfields to productive re-use and eliminate blight;
4. We will provide input on the development potential and desirability of the brownfields inventory in order to prioritize assessments that will be of most value to the Vista residents and business community;
5. We will encourage participation in the environmental assessment and cleanup and brownfields redevelopment planning process.

These specific steps serve as our role in DTSC's plan for involving the community in the redevelopment process and supporting the revitalization of our community. The Vista Village Business Association may seem to be an unusual choice for such an engagement. However, as a community based business group we are able to connect with community members in a way that the larger government organizations are unable to. Our one-on-one interaction with the public fosters trust and allows us to build community capacity in a meaningful way, and will lead to a long-term sustainable involvement with the agencies responsible for ensuring public safety and health. We provide an avenue for community voices to be heard, and are extremely excited to serve in the role of a facilitator.

We, the Vista Village Business Association, strongly support this Community-wide Assessment Grant application, the partnership that the City of Vista and DTSC have formed, and are enthusiastic about our role in engaging our patrons in the redevelopment process.

Sincerely,

Jeffrey Frankel, Executive Director

UNIVERSITY OF CALIFORNIA

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SANTA BARBARA • SANTA CRUZ

SCHOOL OF PHYSICAL SCIENCES
DEPARTMENT OF EARTH SYSTEM SCIENCE

IRVINE, CALIFORNIA 92697-3100
Phone (949) 824-8794 Fax (949) 824-3874

November 9, 2017

Maryam Tasnif-Abbasi
Senior Supervisory Environmental Scientist
Brownfields/128(a) Grant Coordinator
Site Mitigation & Restoration Program
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress California 90630

Dear Ms. Tasnif-Abbasi:

The University of California, Irvine (UCI) Department of Earth Systems Science, is pleased to support the Department of Toxic Substances Control (DTSC) application for a Community-Wide Assessment Grant, focusing on southern San Diego, including the cities of Vista and National City, and statewide Housing and Urban Development (HUD) Promise Zones. We hope that through the grant, DTSC will be able to conduct environmental assessments of vacant and underutilized properties, and ensure that redevelopment is conducted in a manner that is comparable to any other community in California, regardless of socioeconomic demographics.

Founded in 1965, UCI is the youngest member of the prestigious Association of American Universities. The campus has produced three Nobel laureates and is known for its academic achievement, premier research, innovation and anteater mascot. Led by Chancellor Howard Gillman, UCI has more than 30,000 students and offers 192 degree programs. It's located in one of the world's safest and most economically vibrant communities and is Orange County's second-largest employer, contributing \$5 billion annually to the local economy. UCI's Department of Earth Systems Science has several degree programs, including Environmental Science, with the mission to provide students with a fundamental understanding of the oceanographic, atmospheric, and terrestrial sciences. This program of study prepares students for careers in science, research, technical, or regulatory fields.

DTSC's partnership with UCI's Department of Earth Systems Science began several years ago with a Brownfields Internship Program. Through this program, UCI Interns have the opportunity to assist DTSC staff with tasks related to Brownfields, assisting DTSC staff in a wide range of responsibilities, including project tracking and status updates, website updates, coordination of logistics and registration process for public information workshops, developing reporting documents for the Environmental Protection Agency, processing grant applications, EPA database updates, social media integration with current communication strategies and other support tasks which are an integral part of DTSC's brownfields infrastructure. Interns have the opportunity to assist in supporting public communications to maintain organizational transparency. The program allows UCI Interns to achieve a hands-on and real-world understanding of regulatory aspects of environmental investigation/cleanup and procedures to prepare them for their future career path – they also have the opportunity of exposure to underserved Californian communities suffering from undue pollution burdens, and the unique privilege to be actively engaged in real-world problem solving to create parity.

Through the program, UCI Interns have been involved with environmental project historical analysis, public meetings, social media management, technical research, California Environmental Quality Act compliance, and many other aspects of addressing Brownfields in California. UCI hopes to continue to enhance the hands-on student experience, to ensure that graduates transition to the professional world with the benefit of real and meaningful work experience. The Community Wide Assessment Grant will provide internship opportunities for UCI students, and, in the long run, will facilitate stronger environmental advocacy.

Through our partnership with DTSC, we hope to provide support through the following activities:

1. We will continue to encourage student within our majors to participate in the Community-Wide Assessment Grant through DTSC's Brownfields Internship program. These interns will provide much needed support for the completion of grant activities, and concurrently establish a greater understanding on brownfields issues;
2. We will encourage participation in the environmental assessment and cleanup and Brownfields redevelopment planning process.

These specific steps serve as our role in DTSC's plan for involving the community in the redevelopment process and supporting the revitalization of our community. As the UCI department with the strongest focus of environmental science, we support DTSC's application for a community-wide assessment grant, and looking forward to our role in supporting community revitalization.

Sincerely,

Professor Eric Rignot
Chair, Department of Earth System Science

Threshold Criteria Response Attachment

Community-Wide Proposals

1. Applicant Eligibility

State of California, Department of Toxic Substances Control (DTSC).

2. Community Involvement

A community engagement plan will be prepared to outline steps to involve targeted communities and stakeholders in planning and implementation of the grant. DTSC will use our existing public participation model to develop a community engagement plan that builds on DTSC's existing extensive brownfields community involvement activities. DTSC's public participation model has been effective on multiple sites with a high-level of community interest. The community engagement plan will include the following activities:

1. Host and attend meetings for community groups, city council, and commissions;
2. Use city and community partner resources to disseminate information and solicit feedback;
3. Consider community preference on communication content, format, and method to optimize effectiveness;
4. Evaluate the Protocol for Assessing Community Excellence in Environmental Health (PACE EH) methodology, developed by the Center for Disease Control and Prevention and National Association for County and City Health Officials, which guides communities and local officials in conducting community-based collaboration to involve the public and other stakeholders (https://www.cdc.gov/nceh/ehs/ceha/pace_eh.htm);
5. Provide training programs on the use of DTSC's EnviroStor database;
6. Increase presence on social media sites to engage community members and provide real-time updates and information on involvement opportunities;
7. Work with city partners to collaborate with community members/groups to solicit feedback;
8. Identify the local Hispanic communities "Promotores" network or focused engagement;
9. Identify opportunities for community capacity building; and
10. Establish long-term partnerships with stakeholders.

Additionally, DTSC will build upon the following existing lines of communication developed and used successfully for the target communities to engage community members:

1. Sonoma County is working with the City of Santa Rosa to disseminate recovery information and solicit input from the community on their Sonoma County Recovers website as they rebuild. The City of Santa Rosa has also created an Ad Hoc Committee for Community Support to coordinate offers of support and resources;
2. The effort for the Chula Vista Bayfront Master Plan involved extensive community outreach and public participation and is an example of a successful joint and collaborative planning effort to assemble a collective vision and planning goals of the community, city and region;
3. National City, through the WI-TOD has fostered a remarkable relationship with local community groups. Routine meetings are held to discuss redevelopment plans and the community regularly provides feedback on specific aspects of development projects; and
4. Through the Promise Zone initiative, San Diego has partnered with over 30 local organizations and agencies to develop programs and to improve quality of life and accelerate revitalization.

BUDGET INFORMATION - Non-Construction Programs

SECTION A - BUDGET SUMMARY

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. Browfield Assessment	66.818	\$ 300,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 300,000.00
2.						
3.						
4.						
5. Totals		\$ 300,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 300,000.00

SECTION B - BUDGET CATEGORIES

6. Object Class Categories	GRANT PROGRAM, FUNCTION OR ACTIVITY				Total (5)
	(1)	(2)	(3)	(4)	
	Browfield Assessment				
a. Personnel	\$ 47,195.00	\$	\$	\$	47,195.00
b. Fringe Benefits	22,805.00				22,805.00
c. Travel	10,000.00				10,000.00
d. Equipment					
e. Supplies					
f. Contractual	220,000.00				220,000.00
g. Construction					
h. Other					
i. Total Direct Charges (sum of 6a-6h)	300,000.00			\$	300,000.00
j. Indirect Charges				\$	
k. TOTALS (sum of 6i and 6j)	\$ 300,000.00	\$	\$	\$	300,000.00
7. Program Income	\$	0.00	\$	0.00	0.00

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SECTION C - NON-FEDERAL RESOURCES					
(a) Grant Program	(b) Applicant	(c) State	(d) Other Sources	(e) TOTALS	
8. Browfield Assessment	\$	\$	\$	\$	
9.					
10.					
11.					
12. TOTAL (sum of lines 8-11)	\$	\$	\$	\$	

SECTION D - FORECASTED CASH NEEDS				
Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal \$ 300,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00
14. Non-Federal				
15. TOTAL (sum of lines 13 and 14)	\$ 300,000.00	\$ 75,000.00	\$ 75,000.00	\$ 75,000.00

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT			
(a) Grant Program	FUTURE FUNDING PERIODS (YEARS)		
	(b) First	(c) Second	(d) Third
16. Browfield Assessment	\$	\$	\$
17.			
18.			
19.			
20. TOTAL (sum of lines 16 - 19)	\$	\$	\$

SECTION F - OTHER BUDGET INFORMATION	
21. Direct Charges: All	22. Indirect Charges: None
23. Remarks: Fringe Benefit Rate is 48.32%	

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

11/15/2017

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Toxic Substances Control, California Department of

* b. Employer/Taxpayer Identification Number (EIN/TIN):

68-0281381

* c. Organizational DUNS:

9490108700000

d. Address:

* Street1:

1001 I Street, Floor 11-4

Street2:

P.O. Box 806

* City:

Sacramento

County/Parish:

Sacramento

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

95812-0806

e. Organizational Unit:

Department Name:

Toxic Substances Control

Division Name:

Site Mitigation & Restoration

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Maryam

Middle Name:

* Last Name:

Tasnif-Abbasi

Suffix:

Title:

Senior Environmental Scientist

Organizational Affiliation:

* Telephone Number:

714-484-5489

Fax Number:

NA

* Email:

Maryam.Tasnif-Abbasi@dtsc.ca.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

A: State Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-17-07

* Title:

FY18 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Community-wide Assessment for Southern California, San Diego County (including National City, Chula Vista and Vista), and HUD Promise Zone in San Diego, w/ special consideration for fire-scarred land.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name: Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: